



Summary Westlake Comments and Broomfield's Preliminary Responses

Comment Category	Summary Comments by Topic Received April 3, 2008	Broomfield's Summary Observation, Preliminary Response & Potential Next Steps
Property maintenance & values -- Code Compliance & Enforcement	<p>General</p> <ul style="list-style-type: none"> • Not in favor of HOA (several comments) • In favor of HOA (one comment) • Go easy on new regulations • Complaints can start neighborhood wars • Need to maintain property values • Weeds and fences are a concern • Concern about unsightly and uncovered private trash bins and trash escaping/ spreading • Need to enforce existing covenants (i.e., Westlake Filing No. 4) • Upgrade maintenance of homes <p>Code Compliance, Education and Enforcement</p> <ul style="list-style-type: none"> • More code compliance needed • Where are codes available? • Home occupations – complaint about a business • RV/trash week ordinance -- creation and enforcement • Need enforceable ordinance that forbids piling dirt against a neighbor's fence • Need ordinance making it illegal to park within 20' of a neighbor's driveway, unless there is no other legal parking available • Weeds on private property are a problem • Gates on fences from back yards to streets - allowed? • Consider ordinance to require maintenance of rental properties • Need more maintenance codes (city wide) • Complaint about a neighbor who cleans engine and leaves "goo" in the gutter • Shoveling snow from sidewalks is not always done in a timely way • Is there an ordinance prohibiting blowing leaves/grass into gutter? • Snow shoveling – only a third had shoveled • Weeds from neighbors • Are there regulations on the types of fences in Westlake? • Need to clean-up the storage junk area and Front Range area 	<p>Summary Observation: There are numerous comments related to Code Compliance, property maintenance and property values including graffiti. There are also several questions about how Code Compliance works and the scope of its responsibilities.</p> <p>Preliminary Response: Many of the comments raised in this category are typically addressed by Broomfield's Code Compliance Division or the Police Department. In general, the responsibilities are as follows:</p> <ul style="list-style-type: none"> • Code Compliance Division - enforces municipal ordinances pertaining to: <ul style="list-style-type: none"> ▪ Junk Vehicles & Detached Trailers ▪ Off-Street Parking ▪ Encroachments ▪ Illegal Dumping ▪ Weeds & Rubbish ▪ Snow Removal ▪ Home Occupations <p>Code Complaint Line 303-464-5551</p> <ul style="list-style-type: none"> • Police Department - enforces municipal ordinances pertaining to: <ul style="list-style-type: none"> ▪ Animal Control ▪ Noise ▪ Fireworks ▪ Graffiti/Vandalism ▪ Smoking (related to schools) ▪ Traffic Enforcement <p>Animal Complaint Line 303-464-5557 Non-Emergency Line 303-438-6400</p>

	<p><i>Vehicles/Parking:</i></p> <ul style="list-style-type: none"> • Storage of boats, trailers, work vehicles, trucks, etc. - need convenient location • Complaint of trailer on 132nd • Complaint of 13 to 14 vehicles at one house on 130th Place • Complaint of cars not moved in five/nine years • Complaint of cars backed into driveways – with expired plates • Complaint of semi truck parked on street • Cars in back yards • Parking distance from corner/fire hydrant, Alcott Street/Circle <p>Graffiti/Vandalism/Smoking</p> <ul style="list-style-type: none"> • Graffiti & vandalism – a little flows into pond and greenbelt from middle school to pond • Graffiti on fence back of W. 132nd - continuous • Can we look at getting cameras, even dummies, for graffiti control? • Graffiti – do [not] want to be cited if trying to control • Consider special fencing material to discourage graffiti - easy to clean • Smoking/graffiti in “alley” south of W. 136th – work with school • Smokers Alley near middle school - it's a problem - close it or widen it for more visibility 	<p>At the May 21st Westlake meeting, Broomfield staff will provide an overview of Code Compliance's responsibilities and limitations. In addition, Broomfield representatives from Code Compliance and the Police Department will provide updates on their recent activities in Westlake.</p> <p>Potential Next Steps:</p> <p>The possible next steps might include:</p> <ul style="list-style-type: none"> • Proposal to amend select municipal ordinances • Neighborhood-focused options • Increased reporting to hot lines • No action • Other suggestions? <p>If there is interest, a follow-up workshop could be scheduled to study options, solutions, and recommendations to promote property maintenance and property values.</p>
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<p>Interior and Neighborhood Edges: Enhancements, Maintenance & Improvements</p>	<p>General</p> <ul style="list-style-type: none"> • Improve the perimeter: fencing, landscaping and maintenance, crosswalks <p>Fencing, Walls</p> <ul style="list-style-type: none"> • Need consistent fencing and maintenance • Need new fencing around entirety of Westlake • Would like sound walls on perimeter...Midway, Zuni, W. 136th & Lowell • Lowell Blvd/fences north of midway split rail/bushes/privacy fencing • Consider financial participation from City for private fencing? • Fences – help to replace along greenbelts with City contribution? • Property stakes are on inside of fence – does city own fence? • Antlers - noise concern <p>Landscaping & Maintenance: Edges, Entries, Interior</p> <ul style="list-style-type: none"> • Landscaping on edges (perimeter) needs enhancement and better maintenance • Need landscaping in median adjacent to Harmony Farms • Westminster needs to clean out medians and landscape the medians along Zuni from Midway to 132nd • Would like manicured edging along Zuni • Weeds a problem along Zuni – 136th to Midway • Would like some manicured landscaping along Zuni near pond/street edge • Landscaping along Zuni from 132nd to Huron • Bury utilities along Zuni • Enhance entries to neighborhood • Street entrance medians -- mainly along 132nd & Zuni & Westlake Drive & W 136th Ave -- needs sprucing up • 136th and Zuni - weeds spontaneously combust • Declare Poplar trees a public nuisance • Problems with Cottonwood trees - can those on City property be replaced with seedless variety and financial assistance provided to residents to replace them on private property? 	<p>Summary Observations:</p> <p>There are numerous comments about the need for enhancements to the aesthetics, operations and maintenance of public areas within the neighborhood. The comments focused on both the high visibility perimeter of the neighborhood (i.e., Zuni Street, Lowell Boulevard, etc.) as well as the neighborhood interior (i.e., along public greenbelts, parks, the pond, etc.)</p> <p>Preliminary Response:</p> <p>Many of the issues raised are typically addressed by various Broomfield departments or divisions as follows:</p> <ul style="list-style-type: none"> • Department of Public Works - maintains public streets, parks, trails, ponds and other landscaped areas. <p>Public Works Contact Information:</p> <p>Park Maintenance 303-438-6334 Street Maintenance Snow/Ice Control</p> <p>Pothole Hotline 303-469-3301 Ext. 6604</p> <p>Mosquito Control Hotline 303-558-8730</p> <ul style="list-style-type: none"> • Capital Improvement Program (CIP) Division - manages the design and construction of public infrastructure and facilities (i.e., roads, parks, trails, drainageways, etc). The CIP Division is also in the process of developing a city-wide fencing policy for Council consideration.

	<p>Ponds</p> <ul style="list-style-type: none"> • Weeds at Alexx and Michael's Pond • Pond perimeter should remain natural (ie not in favor of manicured landscaping) • Alexx & Michael's - do not mow entire area • Edge of Alexx & Michael's Pond at Zuni – put buffer/landscape along pond relocate trails close to pond • Dredge Alex & Michael's Pond - mosquito/drainage/supply concerns • Concern for chemicals in Alex & Michael's Pond from car washing etc. • Address condition of the Trails South Park pond -- green, dead fish, smell <p>Streets, Walks</p> <ul style="list-style-type: none"> • Sidewalks - handicap ramp/red slabs not holding up • Street resurfacing – broken concrete on curb • How is broken concrete maintained? • Sidewalk replacement - who does this? • Street paving/replacement • Is there notification of street sweeping or regular schedule? <p>Trails, Parks</p> <ul style="list-style-type: none"> • Trail connection - Trails to Westlake • Bronco Park, east side sidewalk going to east - clean and maintain area. • Bronco Park - Consider tennis courts and basketball courts • Bronco Park – what are plans? • Likes Bronco Park as it is • Widen Spruce Park trail • Need decent bleachers and covers at ball fields at Bronco Park • Need park signs and covered tables (shelters) • Need connection of Trails Park to Cottonwood park to south • Need a club house and pool 	<p>Potential Next Steps:</p> <p>Consider conducting at least two workshops to address these issues. One workshop could be focused on the perimeter or edge concerns and a second workshop on the interior concerns. Discussion of the ponds could be included in one of these meetings or addressed at a separate meeting.</p>
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Traffic and Transit	<p>Traffic Operations and Enforcement</p> <ul style="list-style-type: none"> • 136th and Westlake Drive - need a traffic signal -- can't use the intersection at certain times of day due to traffic • Traffic impact from high school is concern • West side of Lowell – parking blocks, Westlake School • Turn from Lowell to Misty - street fence • Speed on Lowell Blvd • Drag racing on Zuni Street in summer • Slow down traffic but do not negatively effect emergency responders – be reasonable • Be careful that landscape does not block sight lines. • Consider speed indicators on 132nd • Westlake Drive – cut through from 136th to Lowell • Discourage traffic • Cycling of traffic lights - people get frustrated and drive through light • The wait is too long [at lights] - Westlake Drive and Lowell • King Soopers traffic is concern • W 133rd and Westlake Drive • School zone notification [need signage] • Enforcement on Zuni - Westminster/Broomfield • Speed on Zuni St. • Intersection of Princess & Midway - landscape blocks view turning onto Midway • Lowell - Misty to 136th - road improvements/visibility as turn right from Lowell and Trails • Parked cars block view • Drive a car, not a truck, to check line of vision • Left turn light northbound Lowell to westbound 136th • Westlake Drive - consider providing painted bike lanes • Like the increased speed along Lowell and Zuni • A radar control is needed on 132nd Ave. Children play in front yards on this street. There are no homes facing Westlake Dr, Has 2 controls. 132nd had a curve on it, drivers cannot see far ahead but still speed • Antlers Street - traffic 	<p>Summary Observations: Most of these comments pertain to traffic operations and enforcement with a few related to transit (bus) service.</p> <p>Preliminary Response: These areas/issues are typically addressed as follows:</p> <ul style="list-style-type: none"> • Police Dept. - Traffic Enforcement (i.e., speeds) • Engineering Division - Traffic Operations (signal timing, traffic signs, etc), and • Transportation Management - Transit (bus service) <p>Potential Next Steps:</p> <p>Consider conducting at least one workshop on traffic and transit concerns. Prior to hosting any workshops, Broomfield would conduct prior technical evaluations related to a number of the comments received such as concerns for traffic speeds, adequate visibility at intersections (related to landscaping), signal timing, school signage, etc.</p>

	<p>Transit</p> <ul style="list-style-type: none">• Transit service from RTD• Need weekend service on West 120th• No buses on Westlake Drive in middle of night but could run later than 7:00 p.m. call-n-ride• Need service comparable to west side of Broomfield• Need transit service to Broomfield Park-n-Ride	
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Quality of Life	<p>Noise</p> <ul style="list-style-type: none"> Noise Noise on the 4th of July [before, during and after] Fourth of July fireworks in neighborhood - weeks before/after <p>Public Safety</p> <ul style="list-style-type: none"> Police coverage - is it less at night? Neighborhood security concern Dogs in back yards with broken fences – threatening Round of applause to the Police Dept for a good job <p>Miscellaneous</p> <p><i>Questions</i></p> <ul style="list-style-type: none"> Property on W. 136th east of church - planned use? [Church Response: fundraising to develop the area] Prairie dogs on church property on 136th and Lowell...[encroaching] Consider moving community board to more usable location near 7-Eleven What is status of Front Range – plans, etc? Sewer system concerns -- We have problems at our house. Is there inspection? Could system need upgrade? <p><i>Comments/Observations</i></p> <ul style="list-style-type: none"> Consider using interns for the planning project Mike Winfield [great] should get recognition in the Enterprise Addressing concern - confusion with east and west - E. Midway should just be "Midway" A number of streets with similar name Why is City doing this Plan? Funding for enhancements? Thank you for doing this plan. 	<p>Summary Observations:</p> <p>Noise comments are primarily focused around illegal fireworks before, during and after the Fourth of July holiday. The request for sound walls is included with the perimeter fencing comments (see above).</p> <p>There are a few public safety comments but overall the neighborhood meeting attendees seemed pleased with the Police Department's handling of neighborhood safety issues. A few safety issues related to traffic -- speeds, drag racing on Zuni Street and ensuring emergency response -- are logged in the Traffic/Transportation category (see above).</p> <p>The miscellaneous category is comprised primarily of very specific questions and comments or observations that do not relate to prior categories.</p> <p>Preliminary Response:</p> <p>The Broomfield Police Department enforces Broomfield's municipal ordinances regarding fireworks and associated noise. Fireworks are illegal to use, possess or sell without a permit.</p> <p>Police Department: Non-Emergency Line 303-438-6400</p> <p>Potential Next Steps:</p> <p>Further study or evaluation of these quality of life concerns could be addressed in a follow-up workshop.</p>